

Minutes of the Proceedings of the Economic Development Authority of the City of Champlin in the County of Hennepin and the State of Minnesota Pursuant to Due Call and Notice Thereof

Worksession Meeting  
May 27, 2025  
Municipal Center

Call to Order

The Champlin Economic Development Authority met in Regular Session and was called to order by President Sabas at 6:00 p.m.

Roll Call

Present were President Ryan Sabas and Commissioners Jessica Tesdall, Tom Moe, Nate Truesdell, and Tim LaCroix.

Also present were Executive Director Scott Schulte, Deputy Director Jenny Max, and City Attorney Dave Schaps.

Agenda

Motion by Commissioner Truesdell and seconded by Commissioner LaCroix to approve the agenda for the May 27, 2025, Regular Meeting as presented. Voting in favor were President Sabas, Commissioners Tesdall, Moe, Truesdell, and LaCroix. Voting against: none. Motion carried.

Small Area Planning Study – Mississippi Crossings West

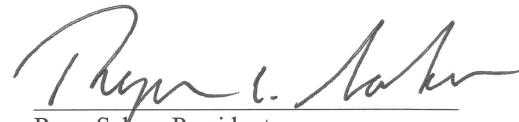
The Executive Director stated that the core areas of Mississippi Crossings are nearly fully developed, and it is time to focus on adjacent redevelopment opportunities. Specifically, City staff have been considering a Small Area Plan for the area referred to as “Mississippi Crossings West”. Much of this redevelopment area is EDA-owned property, and different development concepts have been entertained for the southwest corner of Highway 169 and Dayton Road, as well as reviewing the Richardson Park area in the study. The concept plans for EDA properties at Highway 169 and Dayton Road did not advance due to a lack of consensus on preferred uses and traffic constraints due to traffic conditions along Dayton Road and Colburn Street. Without a strategic plan, the area risks fragmented development that fails to meet community needs or leverage its proximity to the main Mississippi Crossings and the Mississippi River, a key regional destination. The ideal outcome of the plan is to serve as a foundation for reforming land use and updating the City’s Comprehensive Plan to guide smart and equitable development, while creating a well-connected space that serves all users.

EDA Consensus:

After discussion, the EDA provided consensus to move forward with the Small Area Planning Study and include the EDA-owned “bridge parcel” and two single-family homes on Downs Road in the study area.

Adjournment

The City of Champlin Economic Development Authority adjourned the meeting at 6:32 p.m.



Ryan C. Sabas

Ryan Sabas, President

Attest:



Julie Tembreull

Julie Tembreull, Executive Assistant/City Clerk